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Minutes of May 2, 2017

Present were: Chair, Ralph Page; Vice Chair, George Kingston; Clerk, Tyde Richards, Michael Carabetta and Deborah Bushnell.

Request for Waiver of Site Plan Review – Porter Road Pet Care, 141 Porter Road

Clerk, Tyde Richards read the Request for Waiver of Site Plan Review into the record from Paul Morrissey, Morrissey Ventures, Inc. d/b/a Porter Road Pet Care, Inc., 141 Porter Road.

Mr. Page asked Mr. Morrissey if he will be taking over the business operations and continuing as it is.

Paul Morrissey said yes that they have a 5 year lease with the option to buy within those 5 years.

Ms. Bushnell said nothing about the facility or the site will change.

Mr. Morrissey said everything should remain the same.

Mr. Kingston said his only comment is that it's a pre-existing non-conforming use so they can't expand it.

Mr. Morrissey said correct.

Mr. Page said pretty much anything they would like do they would have to come back before the Board.

Upon motion duly made by Michael Carabetta and seconded by George Kingston the Board voted unanimously (5-0) to approve the request for Waiver of Site Plan Review for Porter Road Pet Care, 141 Porter Road.

Request for Waiver of Site Review – Go Graphix, 31 Benton Drive

Clerk, Tyde Richards read a Request for waiver of Site Plan Review for Go Graphix, 31 Benton Drive to allow for temporary storage of fill and equipment.

Mr. Page said what they are actually looking to do is Baltazar's is doing some construction work on Converse Street in Longmeadow and approached them to see if

they could temporarily store some of their material and equipment on the extended side. He said that they worked out a deal where they would be the contractor putting in the parking. Mr. Page said that Jim White, Owner didn't think it would be problem and he suggested to Mr. White that he submit a Waiver of Site Plan so that the Board could discuss it to see if they want him to put fencing around it, maybe silt fence near the road and maybe restrict the time frame.

Mr. Carabetta said that Go Graphix is putting an addition currently, correct? Mr. Page said that Go Graphix is putting on an addition on to the back of their building. Mr. Carabetta asked if the two are going to conflict with each other. Mr. Page said as far as he knows the actual the building has been constructed in the back and basically where the graveled area is off to the side which is off of their asphalt area is where the equipment and storage is.

Ms. Bushnell asked if that needs to be the new parking lot for their addition. Mr. Page said not a parking lot it's a graveled drainage area and they didn't request any actual parking on it.

Mr. Carabetta asked if they allow it is it going to cause conflict with the addition that they already approved and there was a complaint about stuff in the road. Ms. Macdonald said that the road was mess and it is a DOT project for Longmeadow and Longmeadow didn't want them storing their products in Longmeadow so they came to East Longmeadow but outside storage in the Industrial Garden District requires screening from the road. She said that DPW has a problem with having to clean up roads and asked the Board if they want to allow the Industrial Garden District to allow storage of products that are being stored for projects out of town.

Ms. Bushnell said DPW Superintendent, Bob Peirent went out and took some photographs and asked what his recommendation was. Ms. Macdonald said that he recommended that the Board not allow them to do it.

Mr. Carabetta said his thought is if one does it then they would be opening a can worms because there are bigger parcels there that are unused and have extra room.

Mr. Kingston said two issues, one being if there is dirt and debris in the road that is a violation of the stormwater management by-law which is the purview of the DPW not the Planning Board. He secondly under industrial uses in the Industrial Garden Park it can't be detrimental and one could say the dirt would be detrimental particularly in the Industrial Garden Park.

Mr. Carabetta said if the situation was reversed he doesn't think Longmeadow would be keen on East Longmeadow keeping their stuff in Longmeadow. He thinks in the best interest of the town and its residents that it is not a good idea. Mr. Kingston said that he agrees with that and doesn't think it's appropriate for the Industrial Garden Park and doesn't want to set precedent on it.

There being no further discussion and upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted (4-1) to deny the Request for Waiver of Site Plan Review.

Request for Signage – Visual Changes, 100 Shaker Road

Clerk, Tyde Richards read a request for signage from Visual Changes, 100 Shaker Road and Notice of Violation from, Kevin Duquette, Building Commission regarding the installation of an illegal wall sign without proper approval from the Planning Board.

Mr. Page said that he asked Ms. Macdonald to see if the Building Commissioner could go out and look at the sign and see the size of it. He said that they stated on the application 9 x 7, which is actually 63 sq. ft. whereas the application says 56 sq. ft. and thinks it was a just a math error. Mr. Page said that it is definitely larger than it's supposed to be and it's on the side of the building where it's not allowed to be. Ms. Bushnell asked if there is an entrance on the side. Mr. Page said no there is no entrance under it and the sign on the front of the building was previously approved and then the side one was put on.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to deny the request for additional signage for 100 Shaker Road.

Continuation of Public Hearing – Bentley's Bistro, 53 North Main Street

Chair, Ralph Page continued the public hearing for Bentley's Bistro, 53 North Main Street and asked the representative to explain what it is they would like to do.

Attorney Larry Levine said they are requesting an amendment to the Special Permit to change the opening hours on Monday through Sunday to 8:00 a.m. to serve breakfast. He said that they would also like to serve alcohol at brunch on Sunday's beginning at 10:00 a.m. Attorney Levine said that he knows of no offenses that have drawn the police or complaints from the neighborhood and thinks it is a reasonable request.

Mr. Page addressed the audience for any questions. There being none and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the new opening hours, Monday through Sunday 8:00 a.m. to allow the service of breakfast and the serving of alcohol at brunch on Sunday's is a decision for the Town Council.

ANR – 351 Somers Road

Ralph Page recused himself as a possible conflict of interest.

The Board reviewed an ANR for 351 Somers Road owned by Cynthia Domash Drenthe for the combination of two lots to be one new lot "A". The new lot A will contain .41 acres (18,042 square feet) and front on Somers Road.

Upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to approve the ANR for 351 Somers Road.

ANR – 576 North Main Street

The Board reviewed an ANR for 576 North Main Street owned by owned by Zola Equities, LLC for the creation of two parcels, “New A” containing .48 acres (20,926 square feet) and “New B” consisting of .59 acres (25,600 square feet). Lot A fronts on North Main Street and Lot B is not a building lot until further action of the Planning Board as there is no frontage on a public way.

Upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted unanimously (5-0) to approve the ANR for 576 North Main Street.

Request for parking lot extension - Power Clean Fitness, 45 Baldwin Street

Mr. Page said that a request was received to remove the house on the property and they asked for a 30 day extension to put the parking lot in and he believes they are now asking for additional time.

Mr. Richards read into the record a request from Gary McMahon owner of 45 Baldwin Street for an additional 90 day temporary parking for Power Clean Fitness because the permitting process for the parking lot is taking longer than expected.

Ms. Macdonald said when it first came to the Board they said that they needed an extension because the paving plants were closed. She said then she spoke with Mr. Page and he and Tom Wilson spoke and apparently it was about Baystate Gas. Ms. Macdonald said that she received the letter from Mr. McMahon and called Paul Morrisette and he called Mr. McMahon. Mr. Richards read into the letter from Mr. McMahon stating that the E. L. Fire Department will use the site to train within the next 2 weeks and then the house will be demolished.

Upon motion duly made by George Kinston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to grant another 90 day extension to complete the parking lot.

Miscellaneous

Ms. Macdonald informed the Board that Cookie Torres, owner of Casa Restaurant called the office and has hired Gary Weiner and Michael Smith and they are getting a parking plan together for the adjacent lot.

Ms. Macdonald said that the Building Commissioner has been very busy with cease & desist letters on April 22nd the Town Hall parking lot by the Library was cordoned off for a shredding event by Raveis Realty for their customers without permission from anyone. She said that the Building Commissioner took care of it. Ms. Macdonald said that a cease & desist was also sent to Kibbe Road with regard to a junk yard, 281 Maple Street complaints were received that the buffer area was supposed to be kept between the doctor's office and the residential districts. It has not been so a letter of violation was sent to them. She said that at 406- 436 North Main (Stop & Shop Plaza) all the sandwich signs have been removed.

Mr. Page announced that he submitted his letter of resignation and has asked that Friday be his last official day. Mr. Carabetta said that he also submitted letter resignation and will be done at the end of May. Upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted George Kingston as Chair. Upon motion duly made by Tyde Richards and seconded by Ralph Page, the Board voted Deborah Bushnell as Vice Chair. Upon motion duly made by Ralph Page and seconded by Deborah Bushnell, the Board voted Tyde Richards to continue as Clerk.

The Board asked that Ms. Macdonald place on their next agenda for Administration Issues not to accept hand written applications. Mr. Kingston said that the Board will have to vote on it. Ms. Macdonald stated it would have to be a decision of the Town Manager.

Minutes

The Board reviewed the minutes of April 4, 2017 and upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted unanimously (5-0) to approve the minutes.

The Board reviewed the minutes of April 18, 2017 and upon motion duly made by Michael Carabetta and second by Deborah Bushnell, the Board voted unanimously (5-0) to approve the minutes.

With no further business and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted 5-0 to adjourn at 6:40 p.m.

For the Board,

Tyde Richards, Clerk